

**TOWN OF SWEDEN
Planning Board Minutes
February 13, 2017**

A regular meeting of the Town of Sweden Planning Board was held on Monday, February 13, 2017, at the Town Offices, 18 State Street, Brockport, New York, commencing at 7 p.m.

Members present: Richard Dollard, David Hale, Craig McAllister, Matthew Minor, Arnie Monno, Wayne Rickman.

Absent: David Strabel

Also present: Nat O. Lester, III, Counsel, James Oberst, MRB; Richard Maier, Maier Land Surveying, A.J. Barea, P.L.S.

Chairman McAllister called the meeting to order at 7 p.m., and asked everyone present to say the Pledge of Allegiance.

Correspondence was passed to members for review.

Moved by Mr. Monno, seconded by Mr. Hale, that the minutes of January 23, 2017, be approved.

Ayes – 5
Abstain – Chairman McAllister

Moved by Mr. Rickman, seconded by Mr. Dollard, that the regular meeting be adjourned to the public hearing.
Ayes – 6

Spurr Resubdivision – 175 White Road. 098.02-2-29.112.

Chairman McAllister asked if there was anyone present with comments, questions or concerns. There were none.

Moved by Mr. Minor, seconded by Mr. Hale, to adjourn the public hearing to the regular meeting.

Ayes – 6

Sanford Subdivision – 2 Lots. 1801 Colby Street, 100.01-1-3.1, 100.01-1-1.1.

Mr. Richard Maier addressed the Board. He explained the subdivision is a resubdivision of the Kepler Subdivision approved this past year. The farm house was subdivided and the remaining lands were bought by Mr. Sanford. Mr. Sanford's neighbor would like to purchase some of the remaining lands for horses.

Moved by Mr. Minor, seconded by Mr. Hale, that the Sanford Subdivision - 2 Lots, be accepted for review.

Ayes – 6

The Public Hearing will be March 13, 2017.

Perrine Resubdivision – 3 Lots. 603/628 Ladue Road. 113.01-1-18, 113.03-1-19.

Mr. A.J. Barea addressed the Board. Lot R-1 has been made larger per minimum code requirements, Lot 2 has not changed, and Lot 3 has been made smaller.

Mr. Dollard requested at the last meeting that the addresses of the existing houses be labeled on the plan. Mr. Barea will add the addresses before the plans are signed. Lot 2 is 628 Ladue Road and Lot R-1 is 603 Ladue Road.

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Moved by Mr. Hale, seconded by Mr. Rickman,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Perrine Subdivision - 3 Lots, located at 603 and 628 Ladue Road, which was accepted for review on December 19, 2016, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on January 9, 2017, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, comments of Town Engineer, and Environmental Conservation Board,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the Perrine Subdivision - 3 Lots is an unlisted action which will not have a significant impact on the environment, and grants the subdivision preliminary approval,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final public hearing be waived, the Perrine Subdivision - 3 Lots be granted final approval contingent upon adding the addresses of the existing homes to the plan, and adding a note that the Town is not responsible for the private water pipes under the road, and all required signatures being obtained, and the Chairman be authorized to sign the mylar.

Mr. Monno stated at the last meeting the private water pipe under Ladue Road was discussed, and that a note should be added to the plan regarding the Town's not being responsible. Mr. Barea stated the quality of water statement was added to the plan, but left off the additional note regarding the private water pipe. Mr. Barea agreed to take care of adding the additional note and house addresses prior to the signing of the plan.

Ayes – 6

Spurr Resubdivision – 175 White Road. 098.02-2-29.112.

Chairman McAllister continued review of this application. County comments have not been received to date, and the ECB had no comments as there was no new development.

MRB Comments

All comments were addressed except for number two, which was the location of the existing water service line indicated on the plan for the existing house. Mr. Maier will address.

Moved by Mr. Hale, seconded by Mr. Minor,

WHEREAS, the Town of Sweden Planning Board has received an application for approval of the Spurr Resubdivision, located at 175 White Road, which was accepted for review on January 9, 2017, and

WHEREAS, the Town of Sweden Planning Board held a public hearing on February 13, 2017, and all persons wishing to be heard were heard, and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form, comments of Town Engineer, and Environmental Conservation Board,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board declares itself Lead Agency for the environmental review of this application, and determines that the Spurr Resubdivision is an unlisted action which will not have a significant impact on the environment, and grants the subdivision preliminary approval,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the final public hearing be waived, the Spurr Resubdivision be granted final approval contingent upon all required signatures being obtained, and the Chairman be authorized to sign the mylar.

Ayes – 6

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OTHER

SEQR Lead Agency Coordination Request – Townhomes@Stonebriar Glen

Chairman McAllister asked if the Board would like to be Lead Agency for the rezoning of this property. He thought that this property, which is across from Hartshorn Drive, is mostly wetlands. Mr. Oberst agreed and indicated there are wetlands south and east of the Church and in the middle of the development.

Mr. Oberst is in the process of completing a full review of the development for the Town Board, including drainage, traffic, etc. With a full environmental review of the development being done, Chairman McAllister suggested the Planning Board not be Lead Agency. The Board agreed.

The meeting was adjourned on motion at 8 p.m.

Respectfully submitted,
Phyllis Brudz
Planning Board Clerk